

**FREEHOLD
FOR SALE
OR TO LET**



ANOTHER
GLENMORE
DEVELOPMENT
www.glenmore-group.co.uk

GlenmoreBusinessPark

198-202 BROOMHILL ROAD, BRISLINGTON, BRISTOL, BS4 5RG



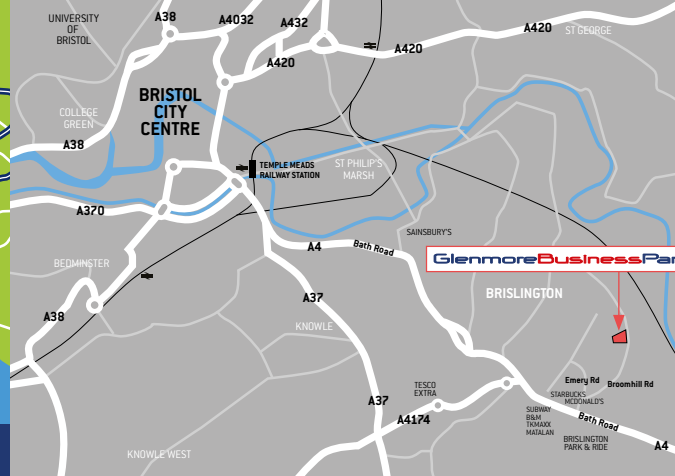
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**34 SELF-CONTAINED Egiii/B2/B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA**

Units from 990 sq ft upwards with allocated parking



Indicative photos of similar scheme



LOCATION

Glenmore Business Park comprises a new development of 34 units in a landscaped setting within an established commercial area in Brislington, near Bristol. The development is located within a thriving business area, within easy reach of Bristol and Bath, thanks to its proximity to the A4. The site is also conveniently placed for access to the M4 and the wider UK motorway network.

DESCRIPTION

The new units will provide a mix of light industrial, warehouse or offices built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems. Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 990 sq ft up to 1,355 sq ft, with an option to combine to form larger units as necessary.

KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Electric roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces
- EV charging points and cycle shelter

ACCOMMODATION

BLOCK A		Floor Areas (sq ft GIA)		
Unit	Ground	First	Total	
1	682	341	1024	
2	677	339	1015	
3	677	339	1015	
4	677	339	1015	
5	677	339	1015	
6	677	339	1015	
7	677	339	1015	
8	677	339	1015	
9	677	339	1015	
10	858	440	1298	

SERVICES

Mains water, 3-phase electricity and telecoms ducting will be provided.

TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

FURTHER INFORMATION

Please contact the agents for further details.

BLOCK B		Floor Areas (sq ft GIA)		
Unit	Ground	First	Total	
11	928	427	1355	
12	668	332	1001	
14	662	328	990	
15	777	396	1173	
16	777	396	1173	
17	784	395	1179	
18	784	395	1179	
19	777	396	1173	
20	777	396	1173	
21	662	328	990	
22	668	334	1002	

BLOCK D		Floor Areas (sq ft GIA)		
Unit	Ground	First	Total	
26	694	347	1041	
27	688	344	1033	
28	688	344	1033	
29	688	344	1033	
30	688	344	1033	
31	688	344	1033	
32	688	344	1033	
33	688	344	1033	
34	688	344	1033	
35	694	347	1041	

BLOCK C		Floor Areas (sq ft GIA)		
Unit	Ground	First	Total	
23	841	430	1271	
24	748	375	1123	
25	755	379	1134	



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PYTCH

Bristol Foods Ltd

Meat Machine



Arrowspeed Ltd

APLEONA



Commercial Transfer

PLASTIVAN
PVC and WPC Building Products

Glenmore Business Park

VITCAS

Business Units



To Bath Rd
A4

Bonville Road

SWENKO

Whitmore Ave

Capgrave Cres

Longwood

Raymill

Broomhill Road